E. PUBLIC PARTICIPATION

The City encourages and solicits the participation of the community and other local agencies in the process of identifying housing and community needs, and prioritizing expenditure of funds.

1. Community Input

Table 1-1 lists the meetings at which opportunities for public and agency input on the Housing Element were provided. The first public draft was released in July 2013. The Planning Commission held a public hearing on August 7, 2013, followed by the City Council on August 27, 2013. Comments and direction provided at these meetings have been incorporated into this draft.

Table 1-1 City Board and Commission Meetings

Meeting	Date
Commission for the Senior Community	7/10/12
Planning Commission	7/25/12
Disabilities Commission	8/6/12
Commission on the Status of Women	8/8/12
Rent Control	8/15/12
Social Services Commission	8/27/12
Housing Commission	9/20/12
Stakeholders Roundtable	9/19/12
Chamber and Land Use Committee	10/25/12
Neighborhood Councils - Monthly Meeting	11/17/12
Note: The Final Housing Element will update Table 1-1 with additional outreach prior to adoption.	

The first phase of outreach included:

- A project website documenting project progress in regard to public outreach, draft documents, the Regional Housing Needs Assessment (RHNA), and relevant links. (http://www.smgov.net/housingelement)
- "Gathering Input for the Plan" presentations to City boards and commissions in July and August 2012. Three additional meetings targeted toward a variety of stakeholders were held in the fall. The meetings are listed in Table 1-1.
- The stakeholders' roundtable meeting brought together 23 affordable housing producers and advocates with particular knowledge and experience in housing issues. Participants included:
  - Legal Aid Foundation of Los Angeles
  - Community Corporation of Santa Monica (CCSM)
  - Ocean Park Community Center (OPCC)
  - California Housing Partnership Corporation
  - Santa Monica Renters Rights
  - Westside Regional Center
  - Santa Monica Commissioners: Housing, Planning, Rent Control
  - Private architects, for-profit and non-profit housing developers

All City meetings are open to the public. The City provides the public with advance notice of the public hearing and makes copies of all related materials available for public review as soon as the notice is published. Notice of public hearings is published in the Santa Monica Daily Press at least 10 days prior to the hearing date.

Following each meeting held during the initial phase of the community outreach effort, comments were summarized and posted on the project webpage: www.smgov.net/housingelement. Table 1-2 summarizes these comments by topics and indicates where issues have been addressed in this document. Individual meeting summaries can be found in Appendix D.

2. Inter-Agency Review

City Departments: An Interdepartmental Taskforce representing all City departments related to housing including the Planning and Community Development Department, Housing and Economic Development Department, Community and Cultural Services Department, City Attorney's office and Rent Control Board met regularly over the past year to contribute to the development of the Housing Element, review draft documents, and keep the City's relevant Boards and Commissions informed about the planning process and key policy issues.

Water and Sewer Priority (Section 65589.7): As required by State Law, the previous Housing Element was shared with the City's Water Resources Division (WRD), which has responsibility for water and sewer maintenance and development. To date, there have

Table 1-2 Comments Received During Phase I Community Outreach, by Topic

General Comment	Where Addressed
Unit Size and Variety: There were many discussions that concurred that the community's vision for the future and planning efforts should inform projects and not the other way around; the size and type of units being proposed, including many so-called "micro-units" target a young, single population and the community should determine how many of these types of units are desirable in the City's developing TOD districts. This included many discussions about balancing the population through new housing stock that would meet the needs of families, seniors, young adults and older singles, and the particular needs of women and female-headed households.	Objectives 1a, 1f
Senior Needs: Concern was expressed that housing being proposed does not cater to seniors; it is important to understand the senior community in terms of multiple cohorts - those over 60, over 70 and over 80 – so that proposed housing is appropriately planned. Community members advocated that senior housing must be given some priority, particularly in light of 2010 Census data that confirms a steady increase in the senior population. Senior issues include: • Facilitating "aging in place" with amenities and transportation. • The need for both deed-restricted affordable housing and suitable market rate units that most seniors could afford. • Developing better alternatives for getting around and taking care of daily needs and errands • Design for adjustment to changing level of ability or disability and for accessibility so neighbors can visit each other • Defining "walking distance" for seniors differently (shorter distances), when planning amenities near housing	Objectives 1h, 2f, 3d, 5a, 5e, 6a, 6b
Persons with Disabilities: Concern was expressed that the housing needs of persons with physical and developmental disabilities should be considered and incorporated into projects that construct or rehabilitate affordable units; there is a need to ensure that suitable units are occupied by those that need their special features. There was discussion about finding ways to ensure that new structures have general accessibility to promote opportunities for all persons to visit units and common areas. It was noted that State tax credits are not available to support housing for persons with physical disabilities and legislation is needed to change that.	Objectives 1h, 2f, 6a, 6b
Women's Issues: Issues specific to women should not be overlooked, including those that affect security, such as lighting and nearby parking; unit size; services and amenities provided; and unit affordability for single-parent families and the oldest cohorts of the senior population, in which there is a much higher proportion of women.	Objectives 2f, 6a, 6b, 7b

been no concerns or issues concerning sewer and water service capacity for recent and current housing developments. Updated information provided in this Housing Element was supplied by WRD, and a copy of this Housing Element will be provided to them immediately upon adoption.

3. Next Steps

The Planning Commission and City Council will review this Draft Housing Element in July/August prior to initial submittal to the State Department of Housing and Community Development and CEQA review.

This document will be available for public review for a period of two months to provide ample time for public comments and Planning Commission and Council direction. A revised draft element incorporating revisions directed by the Council will be submitted to the State Department of Housing and Community Development for review and comment prior to the final round of public hearings and adoption. Environmental review will be conducted during this time.

Table 1-2 Comments Received During Phase I Community Outreach, by Topic (continued)

General Comment	Where Addressed
Homelessness: Questions were raised about what more can be done to help homeless veterans and to ensure that vulnerable families and seniors do not become homeless, requiring different strategies than those to address the needs of homeless persons with mental illness; concern that there is a lack of funding sources for the high level of subsidy needed to develop extremely low income housing needed to house the homeless.	Objectives 5b, 5d, 5f
Housing Subsidy Vouchers: It is unclear what the future may hold in respect to funding of Section 8 and other housing vouchers; concern was expressed about whether the City would be successful in its efforts to increase the number of vouchers it administers and about landlord acceptance of vouchers.	Objectives 3a, 5e
Future of Affordable Housing Production: Many expressed concerns about the ability to continue building affordable housing following the loss of RDA funds although there is still huge need in the community for affordable housing. There is concern about what gets cut with severely limited resources, the smaller amount of tax funding allocated back from the State, and how much the City will use for housing; desire to get the most affordable housing benefits possible for the community through development agreements, impact fees and other requirements.	Objectives 1f, 2a, 2b, 2c, 2d, 2e
Preserving and Monitoring Existing Affordable Housing: Concern was raised about the continuity of affordable units when their covenants expire or the subsidies needed to maintain their affordability are uncertain; concern about maintaining a monitoring process to ensure that people occupying deed-restricted units are truly eligible and units are properly utilized; concern about loss of mobile home units.	Objectives 3a, 3b, 3d
Housing Affordable to the Workforce: There was discussion about strategies to promote housing diversity, which promotes community diversity and reduces vehicle miles traveled (VMT) by supporting shorter commutes. Develop the data to better understand the income range of households that can afford housing in Santa Monica and to develop policies with the right incentives to broaden the range.	Objectives 1a, 1f, 2g
Rent Control Issues: The City is experiencing reduced rental affordability as a growing number of rent-controlled units are reset at market rate due to vacancy decontrol. There is a concern about new units that are not subject to rent control and the long-term implications of a growing number of units with no guarantee of rent stability.	Objectives 3a, 3c, 6a, 6b

Table 1-2 Comments Received During Phase I Community Outreach, by Topic (continued)

General Comment	Where Addressed
Neighborhood Quality of Life: There were concerns expressed about the need to bring relief to neighborhoods impacted by cut-through traffic. There is support for conserving existing neighborhoods; City policies and economic shifts have successfully slowed down the demolition/replacement of housing stock in residential districts.	Objectives 1a, 1g
Parking: There is mixed response to the concept of unbundling parking, which is being proposed in the Bergamot Plan area. Residents would need to benefit from the system in the form of reduced rent or purchase price. However, there was concern that tenants would choose to opt-out of paying for a parking space and rely on street parking.	Objective 1f (mostly being addressed in other planning processes)
Amenities to Support Housing: Support was expressed for developing requirements and/or incentives to provide features such as usable, human-scaled open space of varying sizes, good lighting, pedestrian amenities and adequate parking.	Objectives 1f, 2e
Environmental Features: There is general support for housing features that support a more sustainable lifestyle, such as solar panels, natural sunlight, energy-saving appliances, capability to support electric vehicle recharging and more efficient building materials and systems.	Objectives 1d, 1e
RHNA: There were questions about SCAG's RHNA process, and whether Santa Monica's allocation is consistent with City policy and planning efforts.	Chapters 2.B (Quantified Objective), 5.A. (RHNA)
Data: Requests were made for data to be presented that highlights housing needs for specific groups such as seniors, single-parent families and Santa Monica employees. There were requests to have data shown by gender if such data is available.	Chapter 3 (Tables and Figures)

F. DATA SOURCES AND METHODS

In preparation of this Housing Element, information was gathered from a variety of sources. Local building and permit data came from the City's database, and the 2010 Census and American Community Survey provided the majority of information used for population, household, and housing characteristics. Several other sources were used to provide information including:

- Data from the State Department of Finance, the State Employment Development Department, and the U.S. Department of Housing and Urban Development (HUD).
- City of Santa Monica publications and databases including: Building Permit data, *Rent Control Board Annual Report* (2012), Housing Division *Analysis of Impediments to Fair Housing* (2012), *2010–2015 Consolidated Plan* (2010), and *General Plan Land Use & Circulation Element and EIR* (2010).
- Housing Market information, such as home sales, rents, vacancies, land costs and lending patterns were updated by property tax assessors' files, internet sources listing sales and rent data, and through rental and building permit data collected by the City.
- Information on the City's population with developmental disabilities was received from the Westside Regional Center.

G. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Santa Monica General Plan provides long-term guidance and policies for maintaining and improving the quality of life. The General Plan provides direction for the city's growth and development. As a policy document, the General Plan serves as a guide to the adoption of laws necessary to execute its intent. Santa Monica's General Plan consists of 7 elements: (1) Land Use and Circulation, (2) Conservation, (3) Housing, (4) Open Space, (5) Noise, (6) Safety, and (7) Historic Preservation.

The programs herein promoting transit-oriented housing in a mixed-use setting, quality affordable and market rate housing, strong neighborhoods, supportive services for people with special needs, and tenant protection are consistent with and build upon the 2010 Land Use and Circulation Element.

The Housing Element is also consistent with the 2002 Historic Preservation Element (HPE) in its support for maintaining historic neighborhood character, which the HPE addresses in more depth, including preservation of both historic districts and individual residential structures with particular historic significance.

The City's 2003 Open Space Element includes goals to develop more active open space, both in parks and in areas of the public right-of-way that can be made more green and comfortable for recreational opportunities. This Housing Element's objectives for linking new housing with supportive amenities, such as parks and opportunities for exercise within walking distance, are consistent with the direction advocated by the Open Space Element.

The 1995 Safety Element strengthened City policy to protect the community following the 1994 earthquake. This Housing Element is consistent with the Safety Element; including considerations of flood hazard mitigations, as required by AB 162.

In summary, the Housing Element is consistent with the policies and programs set forth in the General Plan. The City will ensure that future updates of other General Plan elements will include review and, if necessary, modification of the Housing Element in order to maintain consistency within the General Plan.